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ACREAGE FOR SALE

8576 Dillman Road | Camden, Ohio

OFFERED AT
\$2,900,000

Highlights:

- Beautifully crafted 3,100-square-foot brick ranch featuring a partially finished basement
- A private haven designed for outdoor enthusiasts and effortless entertaining perfect for gathering, relaxing, and making lasting memories
- Showing by Appointment Only

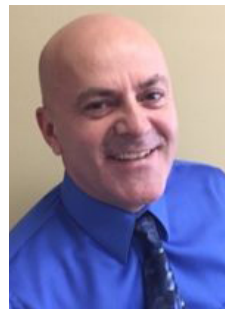


For additional information, please contact:

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Property Information

Property Description: Amazing custom brick ranch home on 115 acres with a large, beautiful pond! This property boasts a spectacular home with 4,657 square feet of finished living space, an open-concept layout, and two gas fireplaces. The living room features a vaulted ceiling, gas fireplace, and exceptional views.

The kitchen is a chef’s dream, featuring dual ovens, a large island, ample custom cabinetry and counter space, and a spacious breakfast room with numerous windows that provide abundant natural light. There is also a formal dining room, perfect for entertaining guests.

The large primary suite includes a spacious bathroom and walk-in closet. Additional bedrooms down the hall share a Jack-and-Jill bathroom with dual vanities. This home features 9-foot ceilings, floor-to-ceiling wood windows, six-panel doors, custom trim, central vacuum, a generator subpanel, a water filtration system, a finished three-car garage, and much more.

Dual staircases lead to the full semi-finished basement, which opens to a great room with a gas fireplace, kitchenette, large fourth bedroom with a full bathroom, 9-foot ceilings, and dual entrances leading to a large patio. Outside, you will find a 25’ x 8’ covered front porch and a 40’ x 25’ partially covered patio/deck with some of the most amazing views you will find. A concrete circle driveway is nestled down a private lane.

The property features a 1.5-acre, spring-fed, stocked pond approximately 25 feet deep, more than 80 acres of woods with a manicured trail system, a creek, mature timber, 30 acres of tillable land, abundant wildlife, and a custom entry with vinyl fencing along the road frontage. You will find the privacy and peace you’ve been looking for at this unique, hard-to-find property.

Property is shown by appointment only. Property is co-listed with Tony Pope, Agent of Country Mile Realtors - Eaton, Ohio.

Community Description: Near Miami University, 45 minutes from Dayton and an hour from Cincinnati

Address: 8576 Dillman Road, Camden, Ohio 45311

Size: 115.57 acres

Price: \$2,900,000.00 **Taxes:** \$8,412.40

Estimated Room Sizes	
Main Floor	
Living Room	17’ x 19.5’
Kitchen	16’ x 15.5’
Master Bedroom	16’ x 15’
Master Bathroom	10’ x 13’
Bedroom	11’ x 14.5’
Bedroom	16.5’ x 15’
Laundry Room	8’ x 14’
Full Bathroom	
Dining Room	15.5’ x 15’
Office	11’ x 10’
Basement	
Bedroom	20.5’ x 13’
Family Room	35’ x 19’
Kitchen	10.5’ x 11.5’
Bathroom	7’ x 10.5’



Information provided was obtained from sources deemed reliable, but the broker makes no guarantees as to its accuracy. All prospective buyers are urged to inspect the property, its title and to rely on their own conclusions. Seller reserves the right to refuse any or all offers submitted and may withdraw the property from offering without notice. Farmers National Company and its representatives on the reverse side are the Designated Agents for the seller.